



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

May 19, 2005

Scott

Present: Acting Chairman Karen Scott, Commissioners Sylvia Hobbs, Carol Clemett and Dennis Casey

Excused: Jake Donoghue

Guests: Greg Heiser

Deputy Town Clerk: Betsy Donworth

Acting Chairman Scott called the meeting to order.

Minutes: Commissioner Hobbs moved to approve the minutes of the April 21, 2005 meeting. Commissioner Scott seconded. Motion carried unanimously.

Public Hearing:

Commissioner Hobbs opened the public hearing on proposed modifications to Ordinance 289, which include changing the maximum building height, allowing landscape features in the setback, and changing the allowed fence height. The proposed language is:

Building Height: *“8D. The maximum height of any building or structure shall not exceed thirty (30) feet above existing grade and finished grade.”*

Landscape Features: *“the following structures may be allowed within setback areas: fences; retaining walls; rockeries up to 30” tall; ornamental landscape structures up to 30” tall, including ornamental pools of any depth provided they comply with safety regulations stipulated in Ordinance 187; garden trellis gates up to 8’ tall.*

Fences: *(Section 10) “No fence shall be erected or constructed in the Town that exceeds a height of six (6) feet within the side or rear yards, nor a height of four (4) feet six (6) inches in the front yard . . .”*

Discussion focused on the proposed building height. Greg Heiser questioned how the proposed provision addresses height when a building has an interior room below grade and suggested further clarification of how and from where the height of a building will be

measured. It was agreed that Mona Green would be asked to revise the provision to deal with this situation.

After discussion, the Commissioners further agreed to include these three provisions (as modified) in a new ordinance, amending Ordinance 289, which will be presented to the Town council at their June meeting.

Architectural Restrictions in Building Code: Commissioner Casey brought up for discussion the issue of modifying the zoning code to limit or restrict a certain type of architecture (such as flat roof houses). He felt that there should not be rules that would force a certain type of architecture but that, using the zoning code, flexibility can be allowed therefore providing more interesting homes. The Commissioners agreed that the Planning Commission will continue to look at the issues of graduated building height and building setbacks at future meetings.

Next Meeting: The July 21 meeting will be held at Carol Clemett's home.

Adjourn: Acting Chairman Scott moved to adjourn. Commissioner Casey seconded. Motion carried unanimously.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk